

## **DECISION**

### **Introduction**

This hearing dealt with the Tenant's Application for Dispute Resolution under the *Manufactured Home Park Tenancy Act* (the Act) for:

- cancellation of the Landlord's One Month Notice to End Tenancy for Cause (One Month Notice) under section 40 of the Act
- a Monetary Order for compensation for damage or loss under the Act, regulation or tenancy agreement under section 60 of the Act
- an order allowing the Tenant to assign or sublet because the Landlord's permission has been unreasonably withheld under sections 28 and 58 of the Act
- an order requiring the Landlord to comply with the Act, regulation or tenancy agreement under section 55 of the Act

This hearing also dealt with the Tenant's cross Application for Dispute Resolution under the *Manufactured Home Park Tenancy Act* (the Act) for:

- cancellation of the Landlord's 10 Day Notice to End Tenancy for Unpaid Rent (10 Day Notice) under sections 39 and 48 of the Act

Tenant F.T. attended the hearing for the Tenant

Landlord's Owner and Agent C.Z., Landlord's Translator and Agent J.W., Landlord's Agent B.P. attended the hearing for the Landlord.

### **Analysis**

Under section 63 of the Act, the Arbitrator may assist the parties to settle their dispute. If the parties settle their dispute during the dispute resolution proceedings, the settlement may be recorded in the form of a decision or an order. During this hearing, the parties reached an agreement to settle their dispute.

Both parties agreed to the following terms of a final and binding resolution of the Tenant's application and the issues in dispute arising out of this tenancy at this time and that they did so of their own free will and without any element of coercion:

1. The parties agree to cancel the Landlord's 10 Day Notice dated July 5, 2024
2. The parties agree to cancel the Landlord's 1 Month Notice dated June 19, 2024

3. The parties agree that the tenancy will end at 1:00 PM on September 15, 2024
4. The Tenant will provide clean and vacant possession of the manufactured home site by the time the tenancy ends on September 15, 2024
5. The parties agree that the Tenant will remove all their possession from the manufactured home park by 1:00 PM on September 15, 2024
6. The Landlord will provide the Tenant with a written reference letter. The reference letter will state the following:
  - a) The length of the Tenant's stay
  - b) The length of time that the Tenant paid rent on time, and that rent includes storage and facilities
  - c) The Tenant's good character
7. Both parties agreed that these particulars comprise the full settlement of all aspects of the Tenant's current application for dispute resolution.

## Conclusion

The tenancy continues in accordance with the Act.

In order to give effect to the settlement reached between the parties, and as discussed at the hearing, I grant an Order of Possession to the Landlord effective **at 1:00 PM on September 15, 2024, after service of this Order** on the Tenant. Should the Tenant or any occupant on the premises fail to comply with this Order, this Order may be filed and enforced as an Order of the Supreme Court of British Columbia.

Given this dispute settled, I make no findings on the merits of the application.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under section 9.1(1) of the Act.

Dated: August 6, 2024

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Residential Tenancy Branch